

**ORDINANCE NO. 20090115-096**

**AN ORDINANCE AMENDING ORDINANCE NO. 970410-I TO MODIFY THE LAND USE PLAN FOR THE PIONEER CROSSING PROJECT, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED GENERALLY IN THE VICINITY OF THE INTERSECTION OF WEST BRAKER LANE AND MUSKET VALLEY TRAIL.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Pioneer Crossing planned unit development is comprised of approximately 1,548 acres of land located generally in the vicinity of Parmer Lane and Dessau Road and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 970410-I and Ordinance No. 20050512-058.

**PART 2.** Pioneer Crossing planned unit development was approved April 10, 1997 under Ordinance No. 970410-I (the "Original Ordinance"), and amended under Ordinance No. 20050512-058, Ordinance No. 20050728-077, and Ordinance No. 20080925-103.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property generally known as the Pioneer Crossing planned unit development ("Pioneer Crossing PUD"), described in Zoning Case No. C814-96-0003.06, on file at the Neighborhood Planning and Zoning Department, as follows:

Parcel No. W-6: A 12.113 acre tract of land, more or less, out of the Lucas Munoz Survey No. 55, Abstract No. 513, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the property located in the vicinity of the intersection of West Braker Lane and Musket Valley Trail, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 4.** This ordinance, together with the attached Exhibits A, B, and C, constitutes the amended land use plan for the Pioneer Crossing planned unit development district ("Pioneer Crossing PUD"), and amends the Original Ordinance. The Pioneer Crossing PUD shall conform to the limitations and conditions set forth in the ordinance and the land

**PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. Exhibit B of Ordinance No. 970410-I is amended as shown on Exhibit C of this ordinance. The attached exhibits are as follows:

**PART 6.** The Pioneer Crossing land use plan under the Original Ordinance, as amended, is modified and amended as to Parcel W-6, as follows:

- PART 7.** Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 970410-I, as amended, remain in effect.

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**EXHIBIT A**  
**FIELD NOTES DESCRIPTION**  
**12.113 ACRES OF LAND**  
**LUCAS MUNOZ SURVEY NO. 55, A-513**  
**TRAVIS COUNTY, TEXAS**  
**(PROPOSED PIONEER CROSSING WEST – SCHOOL TRACT)**

FIELD NOTES DESCRIPTION OF 12.113 ACRES OF LAND OUT OF THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF THAT CERTAIN 377.148 ACRE TRACT (NET AREA) CONVEYED TO PIONEER AUSTIN DEVELOPMENT LTD. BY DEED RECORDED IN DOCUMENT NUMBER 2000178089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 12.113 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch diameter steel pin set with cap stamped Lenz & Assoc. in the interior of the said 377.148 acre tract on the south right-of-way line of Musket Valley Trail, as dedicated by the plat of Pioneer Crossing West, Section 2, a subdivision of record in Document Number 200200323 of the Official Public Records of Travis County, Texas, at the northwest corner of Lot 2, Block O, Pioneer Crossing West, Section 6, a subdivision of record in Document Number 200400088 of the Official Public Records of Travis County, Texas;

THENCE, traversing the interior of the said 377.148 acre tract, along and with the west line of the said Lot 2, Block O and Pioneer Crossing West, Section 6, the following fourteen (14) courses and distances:

- 1) S 04°41'54" E, 221.91 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 2) S 06°21'06" W, 53.43 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 3) S 07°15'11" E, 17.72 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 4) S 23°43'56" E, 66.65 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 5) S 41°28'30" E, 59.51 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 6) S 18°59'25" E, 23.62 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 7) S 02°53'11" W, 23.50 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 8) S 13°08'42" W, 33.82 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;

**Pioneer Crossing West School Tract**  
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- 9) S 26°40'49" W, 43.92 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 10) S 16°39'48" W, 213.70 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 11) S 02°21'59" W, 112.87 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 12) S 02°29'15" E, 525.04 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 13) S 41°14'54" E, 43.71 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 14) S 04°50'14" E, 146.29 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;

THENCE, continuing to traverse the interior of the said 377.148 acre tract, partially with the present east line of Braker Lane, the following two (2) courses and distances:

- 1) With a curve to the right, having a central angle of 23°51'51", a radius of 945.00 feet, an arc of 393.60 feet and a chord bearing and distance of N 35°40'28" W, 390.76 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 2) N 23°44'32" W, passing a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the southeast corner of Braker Lane, as dedicated by the plat of Pioneer Crossing West, Section 5, a subdivision of record in Document Number 200500189 of the Official Public Records of Travis County, Texas at 37.34 feet, passing a ½ inch diameter steel pin set with cap stamped Lenz & Assoc; at the southeast corner of Braker Lane, as dedicated by the plat of Pioneer Crossing West, Section One, a subdivision of record in Document Number 200200301 of the Official Public Records of Travis County, Texas at 1064.23 feet and continuing a **total distance of 1075.31 feet** to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the southerly most corner of the said Pioneer Crossing West, Section 2;

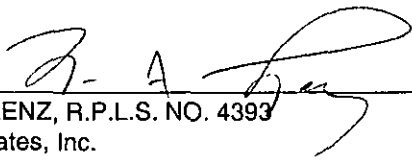
THENCE, continuing to traverse the interior of the said 377.148 acre tract, along the south line of the said Pioneer Crossing West, Section 2 and Musket Valley Trail, the following three (3) courses and distances:

- 1) With a curve to the right, having a central angle of 89°58'48", a radius of 25.00 feet, an arc of 39.26 feet and a chord bearing and distance of N 21°14'52" E, 35.35 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;

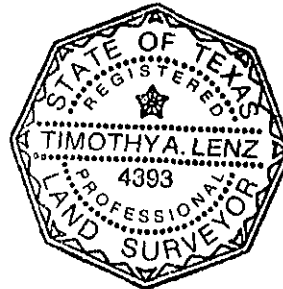
**Pioneer Crossing West School Tract**  
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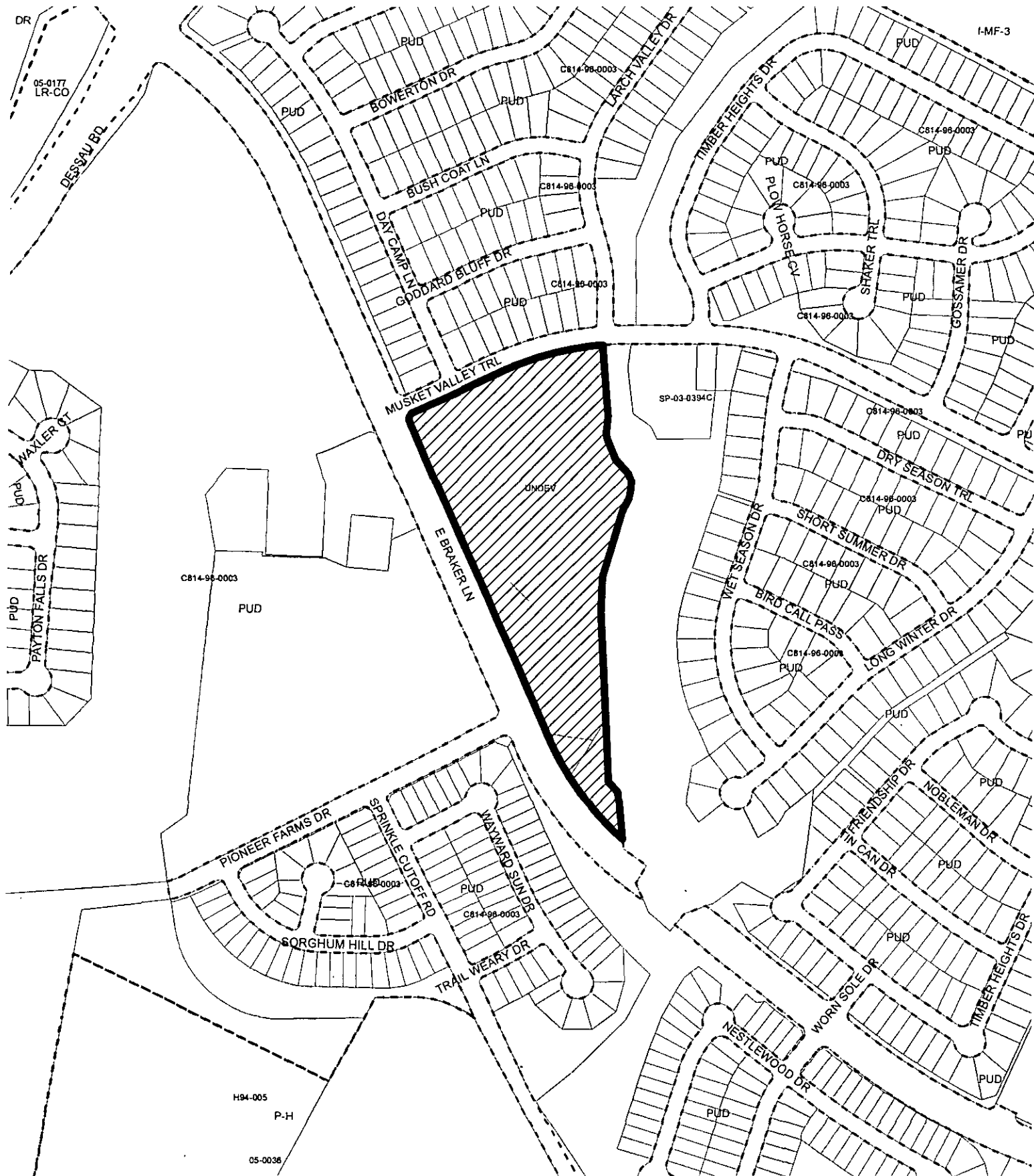
- 2) N 66°14'16" E, 302.86 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 3) With a curve to the right, having a central angle of 19°03'50", a radius of 975.00 feet, an arc of 324.41 feet and a chord bearing and distance of N 75°46'11" E, 322.91 feet to the **PLACE OF BEGINNING**, containing 12.113 acres of land, more or less.

**BASIS OF BEARINGS – TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE,  
1983 HARN**

  
TIMOTHY A. LENZ, R.P.L.S. NO. 4393  
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Austin, Texas 78704  
(512) 443-1174

(PioneerCrossWestSchTract.doc)





# ZONING EXHIBIT B

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

ZONING CASE#: C814-96-0003.06  
 ADDRESS: W BRAKER LN AT MUSKET VALLEY TRL  
 SUBJECT AREA: 12.113 ACRES  
 GRID: N31  
 MANAGER: W. RHOADES

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



LAND USE PLAN<sup>RE</sup>

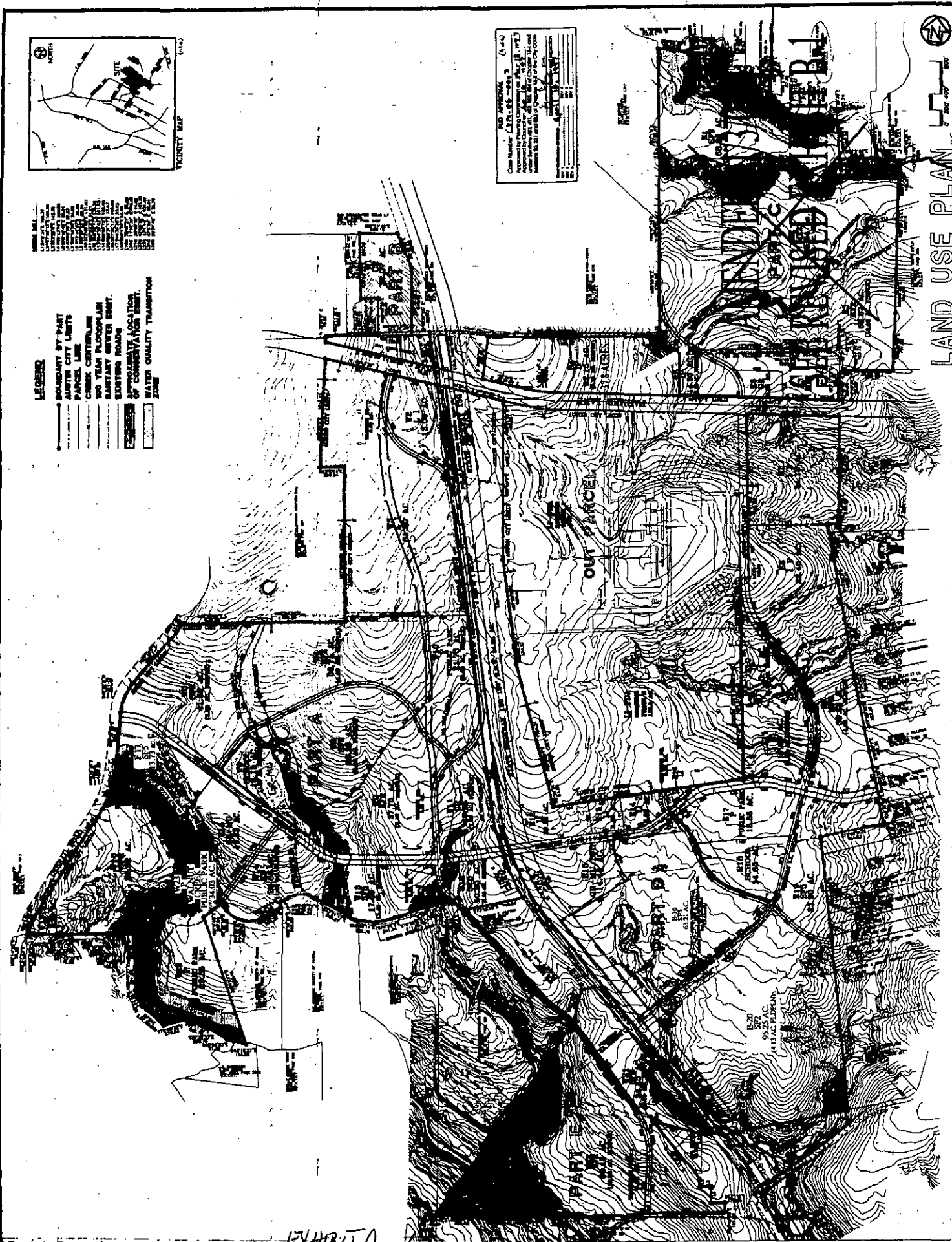
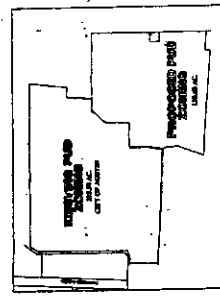
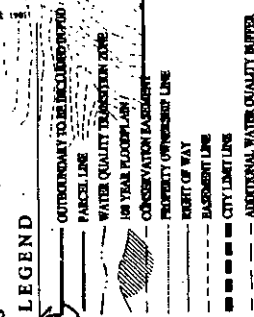
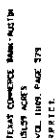
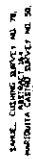


EXHIBIT C



**CAV4-96-0003.01**



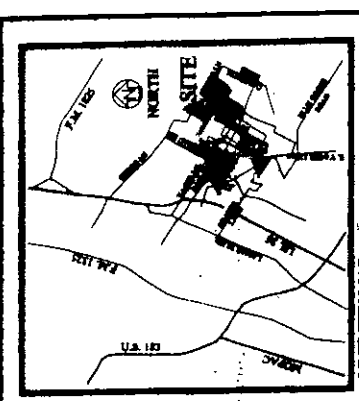
PUBLIC RECREATION (CR)	41.31 AC.
CONCRETE/RETAIL (GR/NU)	3.35 AC.
CONCRETE/RETAIL (GR/NU)	1.04 AC.
MIXED DENSITY RESIDENTIAL (MDR)	90.37 AC.
PUBLIC PARK	2.41 AC.
TOTAL ANNEX	138.68 AC.

PUBLIC RECREATION (CR)	149.90 AC.
COMMERCIAL RETAIL (GB/MU)	9.05 AC.
COMMERCIAL RETAIL (CS)	3.16 AC.
COMMERCIAL RETAIL (GB)	1.04 AC.
COMMERCIAL RETAIL (CRCS-1)	7.31 AC.
CLUBHOUSE/HOTEL (GBCS-1)	196.95 AC.
MIXED DENSITY RESIDENTIAL (MDM)	7.65 AC.
PUBLIC PARK	374.06 AC.
TOTAL	



# PIONEER CROSSING AMENDED PLANNED UNIT DEVELOPMENT HIKE AND BIKE NETWORK PLAN

CS17-95-0003.01



- LEGEND**
- IMPERVIOUS
  - PERVIOUS
  - NOOKS
  - 6' SIDEWALK
  - CONSERVATION EASEMENT



EXHIBIT C (5)